



Department of Neighborhood Services

Preston D. Cole  
Commissioner

Thomas Mishefske  
Operations Director

Michael Mazmanian  
Operations Director

June 18, 2019

Derek Dobratz  
[Dobratz11@gmail.com](mailto:Dobratz11@gmail.com)

Re: 5615 W Lloyd Street  
*BY EMAIL*

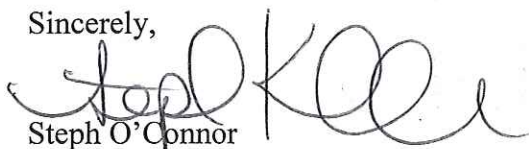
Dear Derek Dobratz,

This is in response to your request for information regarding *5615 W Lloyd Street*. Attached are all the responsive records. There is no charge for these records.

Governmental bodies in Wisconsin are governed by Wisconsin Public Records Law, Wisconsin Statutes, Sections 19.31-39. Please note that each City department is custodian of its own records. If you wish to receive information from City departments other than DNS, you must make separate requests.

If you have any questions feel free to contact me at 414-286-2567 or [soconn@milwaukee.gov](mailto:soconn@milwaukee.gov).

Sincerely,

  
Steph O'Connor  
Department of Neighborhood Services

**CASE MANAGEMENT**

Tax Key: 3461296000

Record ID: ENF-2018-07150

Address: 5615 W LLOYD ST, MILWAUKEE, WI 532081004

Record ID	File Date	Address	Complaint Text
ENF-2018-07150	03/19/2018	5615 W LLOYD ST, MILWAUKEE, WI 532081004	Interior Of Building In Disrepair  Upper. Chipped paint - high lead levels. Interior survey requested. entered address: 5615 W LLOYD ST

Date	Comment	Staff Name
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Record Workflow			Inspection	Status	Date
Record Action (Task)	Record Status	Date	Initial Investigation		
Investigation	No Violation Found	2018-03-23	Complaint Not Verified. Unable to access interior to conduct an inspection. For add'l information, contact Insp. Martin at 414-286-5461.		
Updated via script.			Inspector Phone: 414-286-5461		
			Inspector: Ernest Martin		

**CASE MANAGEMENT**

Tax Key: 3461296000

Record ID: ENF-2018-07149

Address: 5615 W LLOYD ST, MILWAUKEE, WI 532081004

Record ID	File Date	Address	Complaint Text
ENF-2018-07149	03/19/2018	5615 W LLOYD ST, MILWAUKEE, WI 532081004	Exterior Of Building In Disrepair  Paint chipping from 3rd floor and falling onto 2nd floor balcony. entered address: 5615 W LLOYD ST

Date	Comment	Staff Name
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Record Workflow			Inspection	Status	Date
Record Action (Task)	Record Status	Date	Initial Investigation	Order Issued	2018-03-23
Investigation Updated via script.	Order Issued	2018-03-23	Complaint Verified. Orders issued to the property. For add'l information, contact Insp. Martin at 414-286-5461. Inspector Phone: 414-286-5461 Inspector: Ernest Martin		

**CASE MANAGEMENT**

Tax Key: 3461296000

Record ID: ORD-18-03565

Address: 5615 W LLOYD ST, MILWAUKEE, WI 532081004

Record ID	File Date	Address	Complaint Text
ORD-18-03565	03/23/2018	5615 W LLOYD ST, MILWAUKEE, WI 532081004	Exterior Of Building In Disrepair  Paint chipping from 3rd floor and falling onto 2nd floor balcony. entered address: 5615 W LLOYD ST

Date	Comment	Staff Name
2018-03-26	Order mailed first class	
2018-05-17	Pre inspection fee letter issued E. Martin 5-17-2018	
2018-05-17	Mailed pre-reinspection fee letter 1st class.	Kelly Nieves
2018-06-06	Spoke to owner C. Schneider concerning violations 414-587-1012. E. Martin 6-6-2018	
2018-07-13	Re inspection conducted. Order abated.	

**Record Workflow**

Record Action (Task)	Record Status	Date
Generate Order	Order Generated	2018-03-23
Contact Attempt	Complete	2018-03-28
Re-Inspection	Abated	2018-07-11

Inspection	Status	Text	Date
Initial Investigation	Order Issued		2018-03-23
Complaint Verified. Orders issued to the property. For add'l information, contact Insp. Martin at 414-286-5461. Inspector: Ernest Martin			
Order Re-Inspection	Pass		2018-07-11
Inspector Phone: 414-286-5461 Inspector: Ernest Martin			





**Department of Neighborhood Services**  
**Enforcement Section**  
**841 N. Broadway**  
**Milwaukee, WI 53202**

Inspection Date  
03/23/2018  
ORD-18-03565

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INSPECTION REPORT AND ORDER TO CORRECT CONDITION

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Department Copy

**Re: 5615 W LLOYD ST**

Taxkey #: 346-1296-000

A recent inspection of the premises at the above address revealed conditions that violate the Milwaukee Code of Ordinances. You are hereby ordered to correct each violation listed below by date indicated.

**Correct By Date: 06/29/2018**

- 1) 275-32.3.a Protect all wood surfaces with paint or other approved coating (surfaces must be properly prepared and coating applied in a workmanlike manner).

**Correct By Date: 06/29/2018**

- 2) 275-32.3.c-2 Paint previously painted surfaces in a workmanlike manner.  
(REMOVE ALL PEELING PAINT IN A APPROPRIATE WORKMANLIKE MANNER)

**Correct By Date: 06/29/2018**

- 3) 275-32.3.b Protect all wood surfaces on porches with paint or other approved coating applied in a workmanlike manner.

For any additional information, please phone Inspector **Ernest Martin at 414-286-5461 or** between the hours of **8:00 a.m. to 10:00 a.m. Monday through Friday.** Violations can also be viewed on our website at [www.milwaukee.gov/lms](http://www.milwaukee.gov/lms).

Per Commissioner of Neighborhood Services By -

*Ernest Martin*  
Inspector

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**OFFICIAL NOTICE OF VIOLATION**

*The City of Milwaukee - Department of Neighborhood Services*

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**Recipients:**

CARL R SCHNEIDER, 2360 HOLLYHOCK LANE, BROOKFIELD, WI 53005

**FAILURE TO COMPLY**

Failure to correct the violations noted herein within the time set, or failure to comply with the order as modified by an appellant board and maintain compliance, may subject you to prosecution and to daily penalties of \$150.00 to \$10,000 in the manner provided in Section 200-19.

Also, any infraction of this order may result in a citation under Section 200-12-5 of the Milwaukee Code of Ordinances Volume II.

**RIGHT TO APPEAL**

You may file an appeal within 20 days. The Milwaukee Code of Ordinances requires that a written appeal of this order be received within 20 days of service of this order. If service of this order is made by mail, the appeal shall be received within 30 days or by the compliance date plus 5 days not to exceed 30 days. There is a fee for filing this appeal.

**Violations (excluding zoning violations - Chapter 295) must be appealed to the Code Appeals Secretary, Municipal Building, 1st Floor, 841 N. Broadway, Milwaukee, Wisconsin 53202, phone 414-286-3679.**

Violations of Chapter 295 of the Milwaukee Code of Ordinances must be appealed to the Board of Zoning Appeals, 809 N. Broadway, 1st floor, Milwaukee, Wisconsin 53202, phone 414-286-2501. All appeal applications must include the required information outlined in sec. 295-311-6.

**If an appeal is pursued, it is your responsibility, as the recipient of this order, to file with the appropriate department. Please contact the inspector that issued this order if you are unclear on this issue. Filing an appeal with the incorrect department may render your appeal null and void.**

**TENANT RENT WITHHOLDING**

Uncorrected violations on properties may allow tenants to deposit their rent in an escrow account in the Department of Neighborhood Services under Section 200-22. The Commissioner may withdraw monies from such escrow accounts to make repairs to protect the health, safety and welfare of tenants.

**REINSPECTION FEES**

In accordance with Section 200-33-48, a fee may be charged for any reinspection, except no fee shall be charged for the final reinspection when compliance is recorded. **The fee is \$101.60 for the first reinspection, \$203.20 for the second and all subsequent reinspections. These fees include a 1.6% training and technology surcharge. Reinspection fees shall be a lien upon the real estate where the reinspections were made and shall be assessed and collected as a special tax.** If you wish to contest the assessment of a reinspection fee, contact the inspector, and, if necessary, the inspector's supervisor. If no agreement is reached, an appeal form will be mailed to you, which you can complete and send to the City's Administrative Review Appeals Board. Any question regarding the actual appeal process, please contact the Administrative Review Appeals Board at (414) 286-2221. Please be aware that there is a fee required when filing an appeal.

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**OFFICIAL NOTICE OF VIOLATION***The City of Milwaukee - Department of Neighborhood Services*

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TRADUCCION EN ESPAÑOL

Si Ud, necesite ayuda para la traducción, de esta información, comuníquese con el 'Centro Hispano' Council for the Spanish Speaking, Inc., 614 W. National Avenue, Milwaukee, WI 53204. Teléfono: (414) 384-3700 o Community Advocates, 728 N. James Lovell St., Milwaukee WI, 53233, Teléfono: (414) 449-4777

LUS HMOOB

Yog koj xav tau kev pab txhais cov lus no, thov hu mus rau koomhaum Hmong/American Friendship Association, 3824 West Vliet Street, Milwaukee, WI 53208, xovtooj yog (414) 344-6575.

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**OFFICIAL NOTICE OF VIOLATION**

*The City of Milwaukee - Department of Neighborhood Services*

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Preston Cole  
Commissioner  
Thomas Mishefske  
Operations Manager

Department of Neighborhood Services  
Inspectional Services for health, safety and neighborhood improvement

May 17, 2018

CARL R SCHNEIDER  
2360 HOLLYHOCK LANE  
BROOKFIELD, WI 53005

Re: 5615 W LLOYD ST

The property you own at the above address has outstanding code violations. Order #ORD-18-03565 to correct conditions was recently issued against the property. An inspector will be visiting your property in the near future to see if the violations have been corrected and if the necessary permits have been obtained.

If it is found that the violations have not yet been corrected; or if a permit has not been obtained (if necessary), under the authority of Section 200-33-48 of the Milwaukee Code of Ordinances, a reinspection fee of \$101.60 will be assessed against the property as a special tax and will appear on the tax bill for this property. The 2nd reinspection as well as all subsequent reinspections are \$203.20 each. These fees include a 1.6% training and technology surcharge. Please be advised that if you have filed for bankruptcy, this letter is for informational purposes and is not intended to be construed as an attempt to collect a debt during the pendency of your bankruptcy as other conditions may apply.

Other enforcement alternatives may include municipal citations or referral to the City Attorney's Office for prosecution.

As you can see, the cost of noncompliance with the code can add up quickly. The Department would prefer to see you put the money into correcting the violations. Please get the corrections made as soon as possible.

Please contact me so that this Work Order is not referred to the Court Section. Please call Inspector Ernest Martin at 414-286-5461 during the hours of 8:00 a.m. to 10:00 a.m. Monday through Friday for information on which violations remain uncorrected or if you have any questions. Violations can also be viewed on our website at [www.milwaukee.gov/lms](http://www.milwaukee.gov/lms).

Ernest Martin

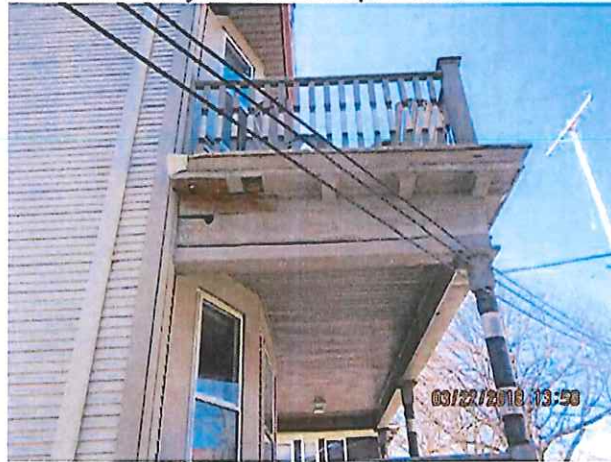
Recipients:

CARL R SCHNEIDER, 2360 HOLLYHOCK LANE, BROOKFIELD, WI 53005





5615 West Lloyd Street Insp. Martin District 127



5615 West Lloyd Street Insp. Martin District 127



5615 West Lloyd Street Insp. Martin District 127

